

Document # 4704

MEMORANDUM

DECEMBER 19, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on fourteen zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	3			
Major new housing or rehabilitation	1			2
Residential (building expansions, subdivisions, etc.)		1	1	1
Parking; gas stations; repair garages	1			1
Industrial; chemical storage				
Institutional				
Commercial; office; business			1	
Hotels; restaurants		1		
Signs				

We recommend approval of three residential conversions:

- Z-8139: 86 Mt. Pleasant Avenue, Roxbury. Existing three-family dwelling.
- Z-8147: 147-149 West Seventh Street, South Boston. Convert to three-family dwelling.
- Z-8144: 13 Haviland Street, Boston. Convert from ten to twelve apartments.

We recommend approval of one new housing rehabilitation referral:

- Z-8145: 18 Marion Street, Roslindale. Erect two-family dwelling.

We recommend approval of one parking, gas station, repair garage referral:

- Z-8142: 711-719 Gallivan Boulevard, Dorchester. Rear addition to gas service station.

ZONM/BB/121685

We recommend denial of two referrals:

- Z-8148: 30 Braddock Park, Boston. Rooftop addition.
- Z-8298: 959-965 Massachusetts Avenue, Roxbury. Expansion of cafe without off-street parking.

We recommend denial without prejudice of two referrals:

- Z-8155-8156: 272-278 Washington and 2-4 Winship Streets, Brighton. Concerns must be addressed by petitioner.
- Z-8298: 218-220 East Cottage Street, Dorchester. Concerns must be addressed.

We recommend deferral of four referrals:

- Z-8339: 202-204 Bremen Street, East Boston. Appellant must redesign six unit development.
- Z-8140: 90 Leo Birmingham Parkway, Brighton. Petitioner must address and resolve concerns.
- Z-8141: 68-72 Euston Road and 35-37 Cocborne Road, Brighton. Petitioner must address concerns.
- Z-8178: 59 Brainerd Road, Brighton. Petitioner must address concerns.

BOARD OF APPEAL REFERRALS

December 19, 1985

Hearing

1. Z-8043-8052 1/7/86 R & S Machine Company
137-143 & 161-171 Walnut Street
Dorchester
2. Z-8138 1/7/86 Louis Realty Trust
202-204 Bremen Street, East Boston
3. Z-8139 1/7/86 Kilwa Alemu
86 Mt. Pleasant Avenue, Roxbury
4. Z-8140 1/7/86 O & W Realty Trust
70-90 Leo Birmingham Parkway
Brighton
5. Z-8141 1/7/86 Steven B. Lipton
68-72 Euston Road &
35-37 Colborne Road, Brighton
6. Z-8142 1/7/86 Exxon Company, USA
711-719 Gallivan Boulevard
Dorchester
7. Z-8144 1/7/86 Daniel G. Alex
13 Haviland Street, Boston
8. Z-8145 1/7/86 Martin Mulryan
18 Marion Street, Roslindale
9. Z-8147 1/7/86 Joseph Arlauskas
147-149 West Seventh Street &
220-222 E Street, South Boston
10. Z-8148 1/7/86 Grady L. Rowland
34 Braddock Park, Boston
11. Z-8155-8156 1/7/86 Humbert & Barnes, Inc.
272-278 Washington Street &
2-4 Winship Street, Brighton
12. Z-8178 1/7/86 The Brainerd Corporation
59 Brainerd Road, Brighton
13. Z-8228 1/7/86 Lawrence J. Russo
218-220 East Cottage Street
Dorchester
14. Z-8298 1/7/86 Nicholas Russo, Jr.
959-965 Massachusetts Avenue
Roxbury

Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8138
Louis Realty Trust
202-204 Bremen Street
East Boston

Site: 4,000 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two-story six-unit apartment structure.

Violation(s): Insufficient lot area, open space, front and rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8138, Louis Realty Trust, 202-204 Bremen Street, East Boston, for seven variances to erect two-story six-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Proposal is appropriate, compatible with neighborhood, and consistent with City's priority need of housing. However, design concept is totally out of character with surrounding three-story duplex structures. Appellant should confer with community and Authority to develop appropriate redesign, and submit new plans to the Authority for design review approval.

Z-8138

202 - 204 BREMEN ST. EAST BOSTON



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8139
Kilwa Alemu
86 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8139, Kilwa Alemu, 86 Mt. Pleasant Avenue, Roxbury, for forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Three-family dwelling existing and consistent with residential rehabilitation for this community.



2-8139

86 MT. PLEASANT

AVE.

ROXBURY

Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8140
O & W Realty Trust
70-90 Leo Birmingham Parkway
Brighton

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect two side additions to repair garage structure.

Violation(s): Extension of conditional use.
Insufficient front and rear yards.

VOTED: In reference to petition Z-8140, O & W Realty Trust, 70-90 Leo Birmingham Parkway, Brighton, for conditional use and two variances to erect two side additions to repair garage structure in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing until after petitioner meets with community to discuss and resolve following concerns: use, design, vehicular access, residential and parkland impacts, and maintenance.



Z-8140 70-90 LEO BIRMINGHAM PKWY BRIGHTON

Hearing: 1/7/86 Z-8141
Steven B. Lipton
68-72 Euston Road &
35-37 Colborne Road
Brighton

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from garage to 28 apartments
and 28-car garage; erect four-story rear addition.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
corner traffic visibility, front, side, and rear
yards.

Excessive floor area ratio, building height, and
number of stories.

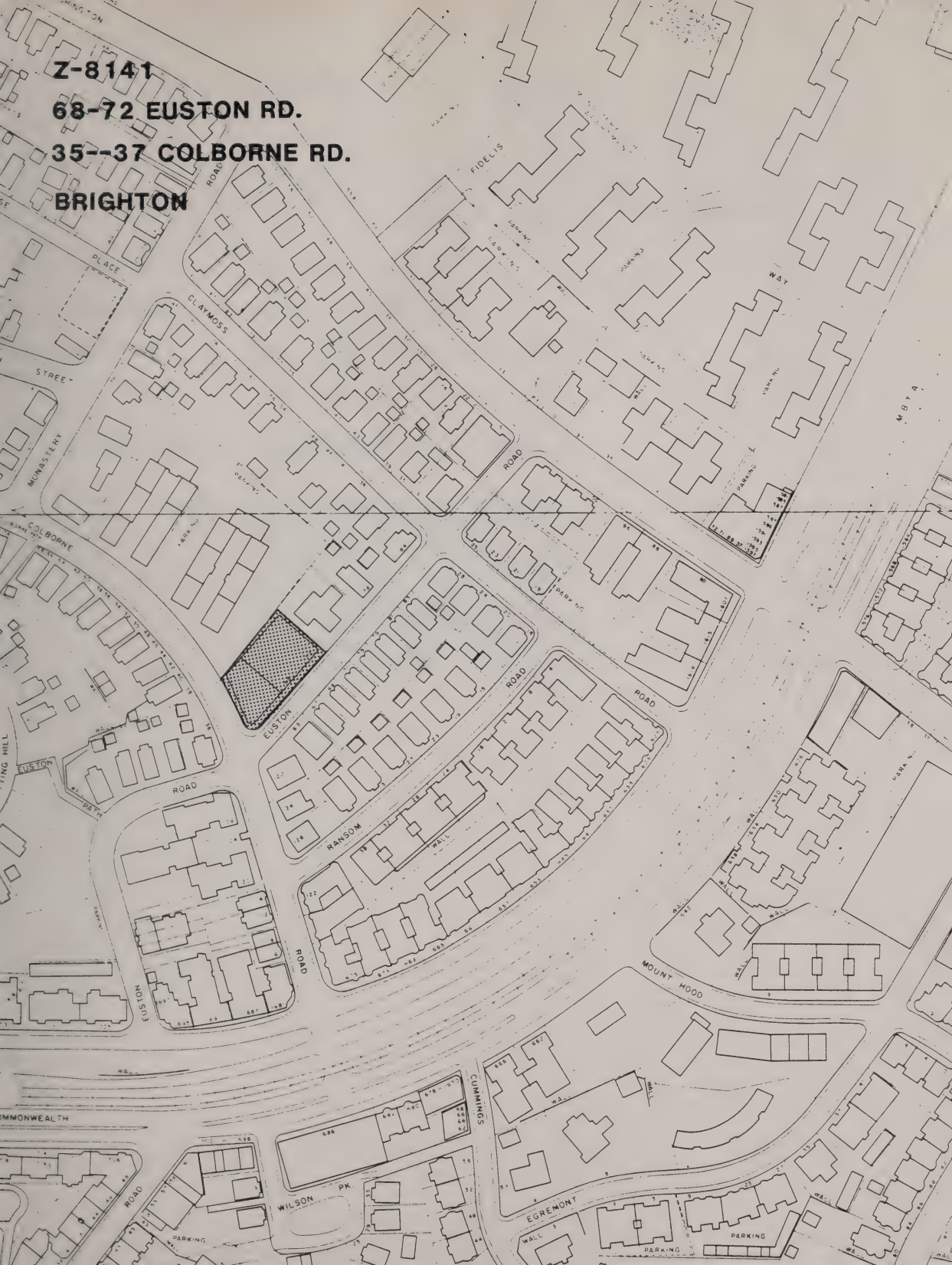
VOTED: In reference to petition Z-8141, Steven B. Lipton,
68-72 Euston Road & 35-37 Colborne Road, Brighton,
for forbidden use and eleven variances for change
of occupancy from garage to 28 apartments and
28-car garage and erect four-story rear addition
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends deferral.
Elimination of existing nonconforming use to
construct housing is appropriate. However,
proponent must meet with the community and Authority
to address concerns of density, parking and design.

Z-8141

68-72 EUSTON RD.

35--37 COLBORNE RD.

BRIGHTON



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8142
Exxon Company, USA
711-719 Gallivan Boulevard
Dorchester

Site: Gas service station

District(s): Manufacturing (M-1)

Purpose: Erect one-story rear addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8142, Exxon Company, USA, 711-719 Gallivan Boulevard, Dorchester, for variance to erect one-story addition to gas service station in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility comply with Board of Appeal guidelines for gas service stations. Rear addition will house waste oil tank and dumpster. No apparent impact on commercial area.

DORCHESTER

Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8144
Daniel G. Alex
13 Harvard Street
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from ten to twelve apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

VOTED: In reference to petition Z-8144, Daniel G. Alex, 13 Harvard Street, Boston, for forbidden use and two variances for change of occupancy from ten to twelve apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with particular attention to light, air, windows, and ventilation be submitted to the Authority for design review approval. Proximity of Fenway parkland tends to mitigate open space deficiency. Off-street parking lot immediately abuts site.

GREATER
BOSTON
ACADEMY

MASSACHUSETTS

CHARLES
NEWCOMB
SQUARE

SHERRY BILTMORE
MOTEL

ST CECILIA
CHURCH

GERMAIN

1

U S
POST
OFFICE
A-7: R STAT -A

BOYLSTON

1 REF 1

may include

117

STREE

FREE

1

BOSTON
CONS.

CC
9

1

1

/

/

i

11.

111

5

NES

100

—

2

4.4

—

7

11

HEMENWAY

WESTLAND

Z-8144 13 HAVILAND ST. BOSTON

8

Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8145
Martin Mulryan
18 Marion Street
Roslindale

Site: 5,000 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8145, Martin Mulryan, 18 Marion Street, Roslindale, for two variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that required off-street parking be provided; that plans inclusive of off-street parking be submitted to the Authority for design review approval. This needed housing is consistent with two-family neighborhood.

Z-8145

18 MARION ST. ROSLINDALE

JAMES F. HEALY
PLAYGROUND



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8147
Joseph M. Arlauskas
147-149 West Seventh Street &
220-222 E Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling and store and erect one-story roof addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8147, Joseph M. Arlauskas, 147-149 West Seventh Street and 220-222 E Street, South Boston, for forbidden use and variance for change of occupancy from two-family dwelling and store to three-family dwelling and store and erect one-story roof addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review . It is proposed to raise roof of rear one-story structure to create a desirable, needed apartment unit which is consistent with residential nature of neighborhood.

SOUTH BOSTON



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8148
Grady L. Rowland
34 Braddock Park
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Erect one-story roof addition to three-family
addition.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8148, Grady L. Rowland, 34 Braddock Park, Boston, for conditional use to erect one-story roof addition to three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Existing roof addition on this end building does not conform to Landmark District guidelines, is highly visible and interrupts the architectural uniformity of the neighborhood. South End Historical Society is opposed. In 1983 and 1984, the Authority recommended denial of similar petitions; Board of Appeal respectively denied without prejudice and denied the petitions.

Z-8148

34 BRADDOCK PARK BOSTON



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8155-8156
Michael S. Benjamin
272-278 Washington Street &
2-4 Winship Street
Brighton

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Combine lots; erect two-story roof addition; use premises for accessory parking and parking for a fee.

Violation(s): Parking lot is conditional use.

Excessive floor area ratio, height of building, and number of stories.

Insufficient front and rear yards and corner traffic visibility.

VOTED: In reference to petitions Z-8155-8156, Michael S. Benjamin, 272-278 Washington Street and 2-4 Winship Street, Brighton, for conditional use and six variances to combine lots, erect two-story roof addition and use premises for accessory parking and parking for a fee in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority has been unsuccessful in efforts to obtain adequate information to review proposal. Petitioner should meet with Authority and community to address primary concerns: density, traffic and parking, height, residential impact, and expansion.



● Z-8155-8156

272-278 WASHINGTON ST.

2-4 WINSHIP ST.

BRIGHTON

Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8178
The Brainerd Corporation
59 Brainerd Road
Brighton

Site: 21,600 Square feet of land

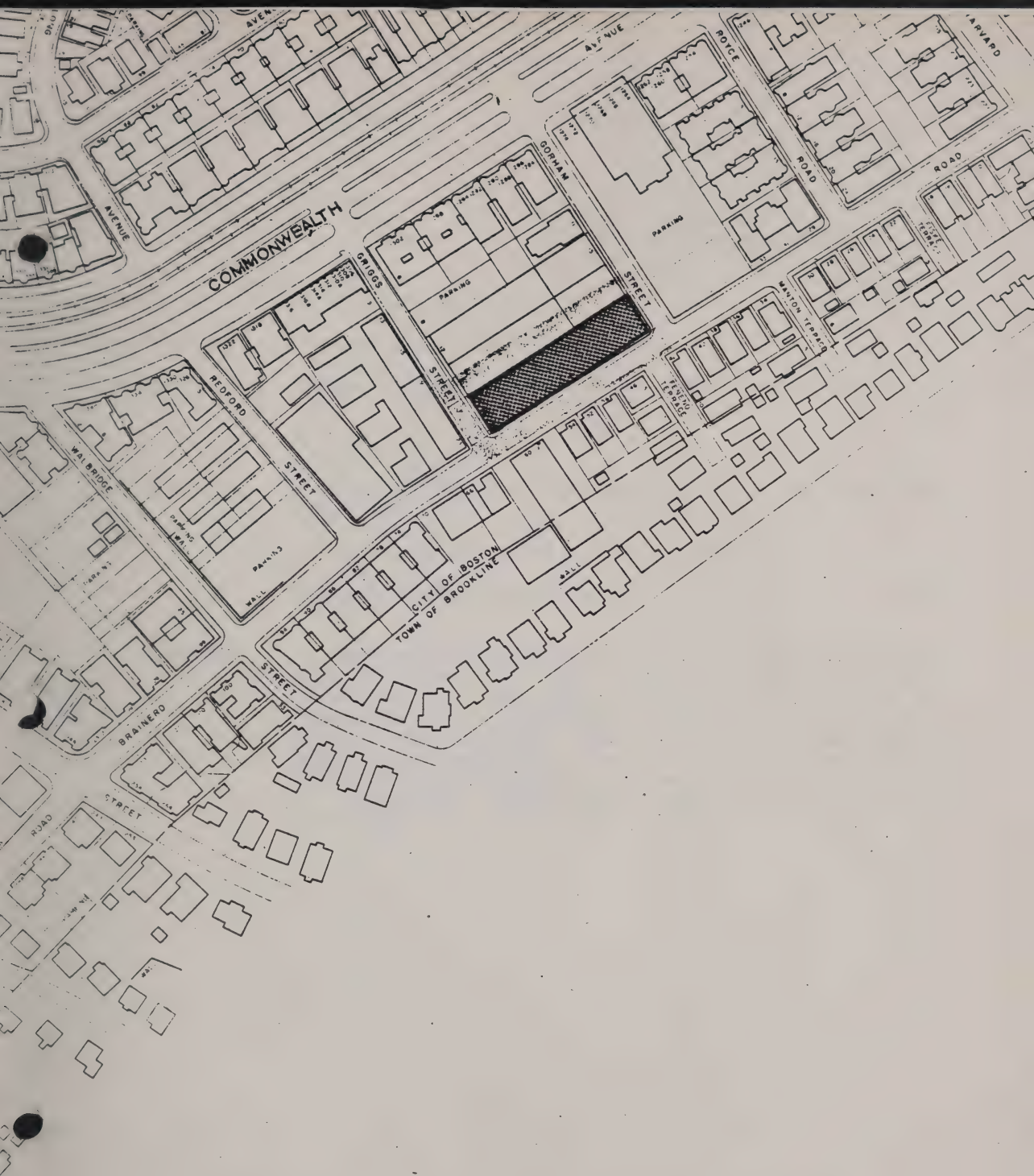
District(s): General business (B-1)

Purpose: Erect six-story 56-unit apartment structure.

Violation(s): Insufficient lot area, open space, front and rear yards, and setback of parapet.

Excessive floor area ratio, height of building, and number of stories.

VOTED: In reference to petition Z-8178, The Brainerd Corporation, 59 Brainerd Road, Brighton, for seven variances to erect six-story 56-unit apartment structure in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. Proposed development would contain 56 market-rate condominiums with 72 off-street parking spaces on ground floor of structure. While residential use on this site is appropriate, proponent should participate in a community meeting with representative community groups.



Z-8178 59 BRAINARD RD. BRIGHTON

Board of Appeal Referrals

12/19/85

13

Hearing: 1/7/86 Z-8228
Lawrence J. Russo
218-220 East Cottage Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8228, Lawrence J. Russo, 218-220 East Cottage Street, Dorchester, for forbidden use and three variances for change of occupancy in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with Authority and neighbors concerning appropriateness of basement apartments, impact, and parking conditions.

Z-8228

218-220 EAST COTTAGE ST. DORCHESTER



Board of Appeal Referrals

12/19/85

Hearing: 1/7/86 Z-8298
Nicholas Russo, Jr.
959-965 Massachusetts Avenue
Roxbury

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Increase capacity of cafe from 127 to 600 seats.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-8298, Nicholas Russo, Jr., 959-965 Massachusetts Avenue, Roxbury, for variance to increase capacity of cafe from 127 to 600 seats in an industrial (I-2) district, the Boston Redevelopment Authority recommends denial. Cafe, currently occupying part of first floor, would occupy entire first and second floors of structure. Addition of 473 seats without provision of off-street parking cannot be justified.

Z-8298

959-965 MASSACHUSETTS AVE. ROXBURY



